

Barragan & Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION PARCEL-1

Description of a 12.78 Acre more or less, Parcel of land out of a portion of Tract 1, Block 23, San Elizario Grant, El Paso County, Texas, according to the Resurveys of said San Elizario Grant made by El Paso County, Texas, for tax purposes, and out of a parcel described in Instrument No. 20210098118, Real Property Records of El Paso County, Texas, being more particularly described as follow:

COMMENCING, for reference at a found $\frac{1}{2}$ " iron with cap stamped "TX 1976" (as shown on the General Land Office Survey Plan, El Paso County, Sketch File No. 40, surveyed Robert L Pounds LSLs, dated 12/07/1988) on the common southerly corner of Robert E. Nix Survey No. 304 and 305, El Paso County, Texas and on the northerly line of Robert E. Nix Survey No. 306, El Paso County, Texas; **THENCE**, N 87° 32' 38" W, along the common line of Robert E. Nix Survey No. 304 and 306, a distance of 1,480.17 feet to a point; **THENCE**, N 32° 10' 38" W, along the common line of Robert E. Nix Surveys and H.D. Camp Surveys, a distance of 2,029.18 feet to a found $\frac{1}{2}$ " rebar with cap stamped "B&A Inc." for the most easterly common corner of H.D. Camp Survey No. 408-B and 408-C, El Paso County, Texas and the southeasterly corner of parcel described in Instrument No. 20210098118; **THENCE**, N 32° 10' 38" W, along the common line of Robert E. Nix Surveys and H.D. Camp Surveys, a distance of 3,536.00 feet to a point; **THENCE**, S 57° 49' 22" W, leaving said common line, a distance of 3,165.08 feet to the **POINT OF BEGINNING** of this description;

THENCE, 380.38 feet, along an arc of a curve to the right with a radius of 1,058.00 feet, an interior angle of 20° 35' 58", and a chord which bears S 56° 41' 22" W, a distance of 378.34 feet to a point of a non-tangent curve;

THENCE, 125.33 feet, along an arc of a curve to the left with a radius of 1,492.00 feet, an interior angle of 04° 48' 46", and a chord which bears S 64° 34' 58" W, a distance of 125.29 feet to a point;

THENCE, N 36° 04' 01" W, a distance of 1,257.18 feet to a point;

THENCE, N 73° 47' 14" E, a distance of 500.29 feet to a point of a non-tangent curve;

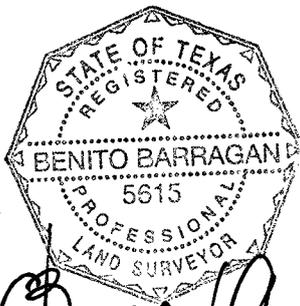
THENCE, 391.31 feet, along an arc of a curve to the left with a radius of 830.00 feet, an interior angle of 27° 00' 46", and a chord which bears S 29° 43' 10" E, a distance of 387.70 feet to a point;

THENCE, S 43° 13' 33" E, a distance of 726.64 feet to a point of curvature;

THENCE, 31.28 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 36' 56", and a chord which bears S 01° 34' 55" W, a distance of 28.19 feet to the **POINT OF BEGINNING** of this description and containing in all 12.78 acres of land more or less.

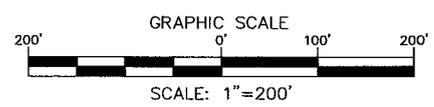
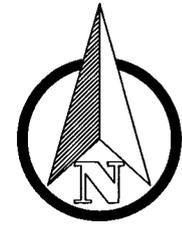
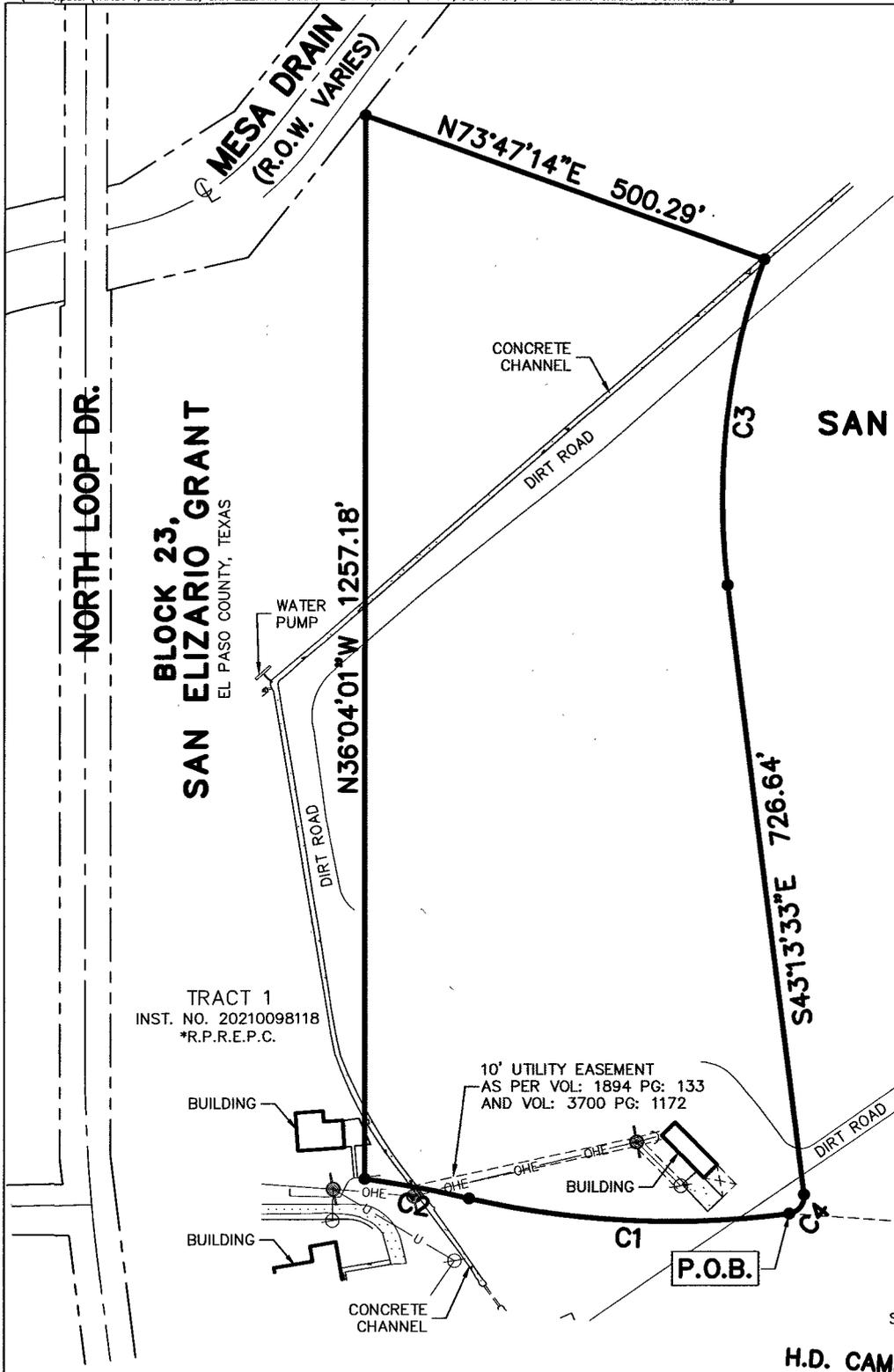
NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK observations to the Texas CO-OP network application. Referred to the Texas Coordinate System (NAD 83) central zone. Distances are ground and may be converted to grid by dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A Plat of Survey dated 08/21/2024, accompanies this description.



Benito Barragan, Texas R.P.L.S. 5615
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
August 21, 2024

Tract 1, Block 23, San Elizario Grant - Parcel 1 - 12.78 Acres ±



**BLOCK 23,
SAN ELIZARIO GRANT**
EL PASO COUNTY, TEXAS

TRACT 1
INST. NO. 20210098118
*R.P.R.E.P.C.

LEGEND

- — FOUND 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
- — PARCEL CORNER
- — CALCULATED POINT (NOT SET)
- ▬▬▬ — ROCK WALL
- ▬▬▬ — COVERED AREA
- ▬▬▬ — CONCRETE
- ▬▬▬ — PAVEMENT
- — POWER POLE
- ↑ — ANCHOR
- — UTILITY SERVICE POLE
- OHE— — POWER LINE
- U— — OVERHEAD UTILITY SERVICE LINE

TRACT 1
INST. NO. 20210098118
*R.P.R.E.P.C.

10' UTILITY EASEMENT
AS PER VOL: 1894 PG: 133
AND VOL: 3700 PG: 1172

H.D. CAMP SURVEY
NO. 408-C

H.D. CAMP SURVEY
NO. 408-B

INST. NO. 20210098120
*R.P.R.E.P.C.

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE 4203, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
2. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
3. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
6. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
7. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE EVIDENCE LOCATED AT THE TIME OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	380.38'	1058.00'	192.27'	20°35'58"	S56°41'22"W	378.34'
C2	125.33'	1492.00'	62.70'	4°48'46"	S64°34'58"W	125.29'
C3	391.31'	830.00'	199.36'	27°00'46"	S29°43'10"E	387.70'
C4	31.28'	20.00'	19.87'	89°36'56"	S01°34'55"W	28.19'

Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey
PARCEL-1

PORTION OF TRACT 1, BLOCK 23,
SAN ELIZARIO GRANT,
EL PASO COUNTY, TEXAS.
AREA 12.78 ACRES ±

Plat Reference Clerk's File No. N/A

Scale: 1"=200' Date: 08/21/2024 Drawn By: BT/JR

Prepared under the supervision of:

Benito Barragan TX, R.P.L.S. No. 5615
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Field: DJJ Book: N/A Page: 2 of 2